

AGENDA
BOARD OF SELECTMEN
April 6, 2010
7:00 p.m.
Town Building

Public Input

Chairman's Comments

Meeting Minutes

Visitors

- 7:10 p.m. Medical Reserve Corps update – Health Agent Jack Wallace
- 7:15 p.m. Permit for annual SCT Run for the Woods, May 16 – Aims Coney
- 7:20 p.m. Permit for annual Stow Clean-up Day, May 1 – Marie Guiles
- 7:25 p.m. Community Park update – Bob Wilber and I-Team
- 7:45 p.m. Class II license application, continued – John Maione
- 8:00 p.m. Chapter 61 Quick Response Team report – Vin Antil, Betty Cormier, and Dwight Sipler
- 8:20 p.m. SpringFest Planning Committee appointment

Action/Discussion

- Board priorities update
- Approve Walkways Committee plan
- Town purchase of South Acton Road (Jokinen) land parcel
- Transfer of Town-owned parcel to First Parish Church
- Discuss/vote Town Meeting warrant articles
- Board's meeting dates for May
- Create Transportation Advisory Committee for regional shuttle service
- Innovative Water Systems report

Selectmen's Master Planning

Liaison Reports, if any

Correspondence

Adjournment

Posted 4/2/10

Correspondence

Town:

Citizens' petition for warrant article on preservation of Larsen stone apple barn, rec'd 3/12
CC of Historical Comm input to Planning Board hearing on preserving of stone barn, rec'd 3/15
CC of Agriculture Comm input to Planning Board hearing on preserving stone barn, rec'd 3/15
Letter from 108 residents on preserving Larsen stone apple barn and blacksmith shop, rec'd 3/16
Two letters of resignation from Historical Commission, rec'd 3/16 and 3/17
CC of resident input to Planning Board hearing, "Stone Building Non-Truths," rec'd 3/22
SCHC and SEHC proposals to DHCD funding for Pilot Grove II and Plantation II, rec'd 3/23
Letter of interest for Cultural Council associate position, rec'd 3/23 (forw to Cultural Council)
Two letters of interest for Pompo School Study Committee, rec'd 3/14 and 3/18 (six to date)
Tax Title Accounts report, as of 3/31/10, rec'd 4/1
Letter from Gov's Office on Ch 90 local transportation funding for FY 2011, rec'd 4/1

General:

Comcast notices of channel changes, feature upgrade, and price increase, rec'd 3/17-26
FEMA CD of flood insurance rate map, rec'd 3/24 (forw to Building Commissioner)
Verizon notice pf program changes, rec'd 4/1

Stow Selectmen's Office

From: Coney, Aims [Aims.Coney@hp.com]
Sent: Thursday, February 18, 2010 3:11 PM
To: selectmen@stow-ma.gov
Subject: Approval for May 16 Run For The Woods

Hello Susan

I'd like to get the Selectmen's calendar for approval to hold the Run For The Woods on May 16th. I recall that last year we did it sort of at the last minute and this year I thought I'd give you plenty of time to fit it into the agenda.

Thank you,
Aims

Aims Coney
371 Sudbury Road

3/26/2010

Stow Selectmen's Office

From: Marie Guiles [mguiles@gmail.com]
Sent: Monday, March 22, 2010 9:56 AM
To: selectmen@stow-ma.gov; Sandy Taft
Subject: Stow Clean Up Day

Dear Susan McGloughlin and Town of Stow Selectmen,

It is that time of the year again! I am part of a group of Stow residents that is organizing our second Stow Clean Up Day to clean up the trash and litter on the roadsides of our town. We would like to use the Lower Common (near the Shaws Shopping Center) to hand out plastic bags and gloves to Stow residents interested in cleaning up the roadways. I know that we need a permit to use the Lower Common. We would like to use it on May 1 from 9AM to noon. Please put us on your schedule so that we can discuss our plans with you and obtain a permit. Also, we were wondering if there could be a space for us on the Town Website. Other local towns put their Clean Up Day information on their websites and we were wondering what the process is to have a page for our Clean Up Day.

Thank you for your time.

Sincerely,
Marie Guiles

Stow Selectmen's Office

From: Laura Spear [laura@spear.net]
Sent: Thursday, April 01, 2010 9:54 PM
To: selectmen@stow-ma.gov
Subject: FW: Meeting On The Night Of April 6th 2010

For tracking as a public record...

From: john maione [mailto:john@omegamotosport.com]
Sent: Thursday, April 01, 2010 8:42 PM
To: ruggierot@comcast.net; Laura@spear.net; s.dungan@comcast.net; e.sturgis@gmail.com; kkfarrell2009@gmail.com
Subject: Meeting On The Night Of April 6th 2010

Dear Selectmen And Selectwomen,

Hope all is well. I wanted to thank the board for allowing me to return to the meeting on April 6th for the issuance of the class II auto license on 102 Great Rd. I have been working diligently with Mr. Presti on this matter. Mr. Presti has informed me of the Boards inspection of the property, and of the Paper work that was submitted to the board (from him) upon the boards requested. I am eager and enthusiastic about starting my business and hoping that all will go well on the night of the 6th. As I have expressed to the board at our last meeting I am excited about starting my business in a great town like Stow. A class II license can be an arduous task to undertake there are many steps to hurdle. After obtaining a license from the town I must submit all paper work to the Registry Of Motor Vehicles. From there I must wait over eight weeks to receive Dealer Plates. Without Dealer plates it is very difficult to run a car business. So time is of the essence. Also the best seasonal time and economical time to sell vehicles is in the early spring and summer months. I want to express my upmost appreciation to the board for their consideration of granting me a class II license on the night of April 6th 2010.

Respectfully yours,
John Maione

4/2/2010

Town of Stow, Selectmen

March 30, 2010

380 Great Rd.

Stow, MA 01775

RE: Class II License Application

84-102 Great Rd.

On Tuesday, March 16, 2010, Mr. John Maeone, a prospective tenant, went before the Selectmen to request a Class II License.

His request was denied/deferred based on the suggestion of the Planning Board.

On March 23, 2010, I met with the entire Planning Board at the above referenced location to walk the site and answer questions.

I was asked to prepare a document that demonstrated the sequence of previous Class II License Holders (Attached).

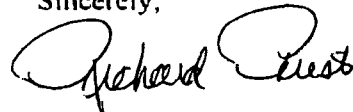
I thought it appropriate to present the following information regarding the site, for your consideration.

- The site has been utilized for the sale, storage, rental and repair of vehicles continuously since the 1950's.
- Licenses have been issued on the site continuously since the Town of Stow started issuing licenses, up to and including today.
- Current usage of the site is acknowledged to be sub-optimal.
- I have been a professional real estate developer for over twenty five years, developing primarily large 20,000 – 80,000 s.f. projects for medical clients.
- Prohibitions to developing this site now are lack of public water and the financial/economic climate at this time.
- The request for the Class II License enables me to generate income on this site, and to keep the property financially stable.

- An approved Class II License is currently in place, and the request by Mr. Maeone does not ask the Town to do anything different or more than what already has been approved and exists.
- Springtime is the optimum selling season and time is of the essence if this young man is going to start his business.

Thanking you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Presti". The signature is fluid and cursive, with the first name "Richard" and last name "Presti" clearly distinguishable.

Richard Presti

Manager

Presti Family Ltd. Partnership

cc. Town of Stow Planning Board

March 30, 2010

Stow Planning Board,

Per your request, the following outlines the chain of Class II license holders (based on information obtained at the Stow Town Hall) regarding the former Erkkinen Buick Site (84-103 Great Rd.).

1950 (approx) - 2005 Erkkinen Family/E.R. Kinnen

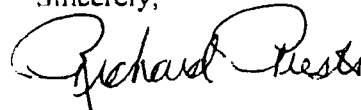
2004 - 2005 Bob Brenn

2005 - 2008 Appex Motors

2008 - 2011 Richard Presti

Since the 1950's, the site has been continuously utilized for the sale, storage, rental, and repair of vehicles, including; automobiles and trucks, as well as a variety of other vehicles including buses, farm equipment, construction equipment, etc.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Presti". The signature is fluid and cursive, with the first name "Richard" being more prominent than the last name "Presti".

Richard Presti, Manager

Presti Family Ltd. Partnership



Town of Stow
Stow Town Building
380 Great Road
Stow, Massachusetts 01775
www.stow-ma.gov

Date: March 3, 2010
To: Board of Selectmen
From: Chapter 61 Study/Evaluation Team
Re: Recommendations on Chapter 61 land evaluation process

On February 22, 2010, a group called the Chapter 61 Study/Evaluation Team was formed and held an initial meeting to review its role and the overall land evaluation process, as defined in the July 2009 Land Use Task Force's final report.

Designees from all the named boards attended:

- Vin Antil (Open Space)
- John Bolton (Assessors)
- Betty Cormier (Health)
- Karen Kelleher (Planning)
- Susan McLaughlin (Selectmen)
- Pat Perry (Conservation)
- Dwight Sipler (Agriculture)

The goal of the meeting was to elect a chair and vice-chair and to review the Team's role, per the July 2009 Land Use report.

There was agreement that this is a working group for the Board of Selectmen, whose role is information gathering, not decision-making. As such, we will operate as a working group, not a committee subject to statutory requirements and policies on operations.

Vin Antil will chair; Betty Cormier will serve as vice-chair. Town staff will assist volunteer board members in their tasks. The Selectmen's Office will provide administrative support to the chair and vice-chair, such as report compilation and distribution, scheduling, and communications, as necessary.

Recommendations:

Here is a list of our recommendations. Two sections of the Land Use report have been revised per these recommendations and are attached for your review.

1. Maintain up-to-date listing of Chapter lands. Assessors Office runs report and posts on a regular basis. Timing to be determined by Assessors Office (quarterly, annually?). Feeling is that annual is sufficient, given the next point.
2. Distribute notice of any change in Chapter 61 land status. Assessors' Office emails Team when any Chapter property changes status, as a heads-up for possible future sale.
3. Do periodic reconsideration of land use priorities in the July 2009 LUFT report. Board of Selectmen to handle this, suggested in conjunction with Open Space Plan updates (every five years).
4. Get precise definition of "proper notice" of Chapter 61 land sale. Map included in P&S must have parcel "clearly identified." Check statute for definition. Town has received poorly defined parcels before, e.g. bounds marked with yellow highlighter. Important to have this in order to determine possible uses.
5. Process should be amended such that notice of land sale is scanned and distributed to team as soon as received. Can be done in parallel with Town Counsel review. No need to hold off for five days.
6. Top priority: Process should be amended to provide three weeks of working time for the Quick Start team. This time will be used for each board to gather info from its files about the parcel, meet as individual boards to review the info and compile comments, and for the chair to then compile a report for the Joint Boards meeting.
7. As part of three-week activities, Vin Antil will create up to four maps of the land to aid in the evaluation, using Assessors GIS shape file database. The team will use these in its evaluation, if there is time. The maps will be included in the Team's report to the Joint Boards. The maps are:
 - Aerial view with boundaries and topology
 - Estimated wetland boundaries and soil qualities
 - Zoning overlays, e.g. water resources district
 - Ecological resources

Conclusion:

If these recommendations for process improvement are implemented, the Team will be able to deliver an informative report to the Joint Boards meeting, a report from which a decision on whether to take the next step of convening a Town Administrator's working group for a full investigation, including spending for outside services, such as surveys and consultants.

Please let us know what you decide.

Thank you.